126.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	972,500 / 972,500
					USE VALUE:	972,500 / 972,500
					ASSESSED:	972,500 / 972,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGGIO JAMES & STEVEN
Owner 2:	CAPUTO ELIZABETH/TRUSTEES
Owner 3:	
Street 1:	97 ISLAND CREEK RD
Street 2:	THE PLYMOUTH TRUST
Twn/City:	DUXBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02332 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,947 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2383 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5947.000	429,800	4,100	538,600	972,500
Total Card	0.137	429,800	4,100	538,600	972,500
Total Parcel	0.137	429,800	4,100	538,600	972,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.10 | /Parcel: 408.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81128
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

!9763!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	429,800	4100	5,947.	538,600	972,500	972,500	Year End Roll	12/18/2019
2019	104	FV	333,000	4100	5,947.	568,500	905,600	905,600	Year End Roll	1/3/2019
2018	104	FV	333,000	4100	5,947.	418,900	756,000	756,000	Year End Roll	12/20/2017
2017	104	FV	312,000	4100	5,947.	400,900	717,000	717,000	Year End Roll	1/3/2017
2016	104	FV	312,000	4100	5,947.	371,000	687,100	687,100	Year End	1/4/2016
2015	104	FV	277,600	4100	5,947.	311,200	592,900	592,900	Year End Roll	12/11/2014
2014	104	FV	277,600	4100	5,947.	304,000	585,700	585,700	Year End Roll	12/16/2013
2013	104	FV	289,000	4100	5,947.	289,600	582,700	582,700		12/13/2012

PRINT

Date	Time
12/11/20	00:11:16

LAST REV

Date	Time
01/17/18	08:56:29

ekelly

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGGIO ERNESTIN	24317-114		3/1/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	81128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2011	1521	Manual	3,900					install gutters
6/26/2001	428	Alterati	8,000	C				REPOINT HOUSE-REP

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Inspected	189	PATRIOT
2/19/2009	Measured	189	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5947		Sq. Ft.	Site		0	90.	1.01	10									538,570						538,600	

Total AC/HA: 0.13652 | Total SF/SM: 5947 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 538,570 | Spl Credit | Total: 538,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09062099
Const Adj.:	1.00489950
Adj $ / SQ:	186.314
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622964
Depreciation:	193119
Depreciated Total:	429845

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

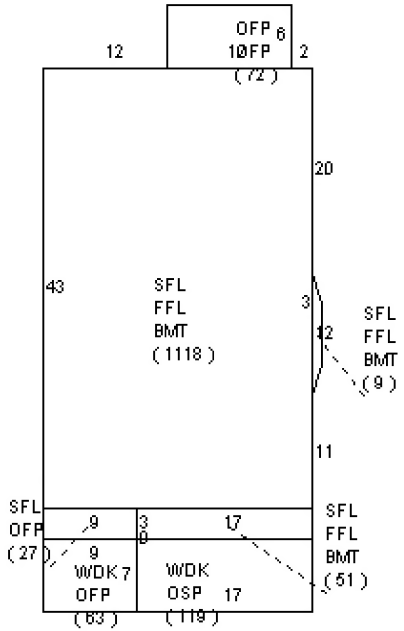
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.31
Special Features:	0	Val/Su Net:	104.93
Final Total:	429800	Val/Su SzAd	180.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,205	186.310	224,508
BMT	Basement	1,178	55.890	65,843
FFL	First Floor	1,178	186.310	219,478
OFP	Open Porch	234	23.670	5,538
WDK	Deck	182	11.550	2,102
OSP	Screen Porch	119	33.570	3,994

Net Sketched Area:	4,096			Total:	521,463
Size Ad	2383	Gross Are	4096	FinArea	2383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1913	21.58	T	50	104			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc